

Rental Criteria

4535 33rd Street, San Diego, CA 92116

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Applicant must provide verifiable information of legal income 3x monthly rent;

Applicant must have a minimum credit score of 650;

Applicant will provide a copy of his/her photo ID;

Applicant has stable, verifiable employment;

Applicant has no prior evictions;

Applicant agrees to submit monthly rent payments on time, every time;

Applicant has not been taken to collections for non-payment of rent;

Applicant agrees to follow lease terms and property rules;

Applicant does not have a history of noise complaints;

Applicant does not have a history of lease violations;

Applicant agrees to maintain the neatness and cleanliness of the interior of the property and not cause property damage beyond normal wear and tear;

Applicant to provide proof of renter's insurance with a copy of their Declaration Page;

Applicant does not falsify any application information;

Applicant agrees to no smoking or vaping inside the rental or on the surrounding premises;

Applicant does not have any outstanding collections, judgments or liens;

Maximum number of tenants (per house) to be no more than four;

Each tenant must submit an application for review and approval BEFORE occupancy of property to be rented;

No pets. If you have a service animal, proper documentation is required, including written verification from a credible party, (such as a doctor, or other medical professional (including the office of a medical practice or a nursing registry), a peer support group, a non-medical service agency (including In-Home Supportive Services of Supported Living Services providers) or any other reliable party (who is in a position to know about the individual's disability) verifying that the person has a disability and that a support animal is related to, and needed because of the disability (e.g., provides emotional, cognitive or other similar support for the person with the disability). The verification should include the issuer's license number (if applicable), contact and business information. If the applicant is asking for more than one therapy/support/service animal, the verification should also state the number of animals that are necessary due to the disability. Dr.'s prescription for such animal should be provided.

Applicant does not have a criminal history or records of murder, kidnapping, theft, assault, robbery, sexual offenses, arson or drug-related offenses that might affect people or property.